101.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,051,700 / 1,051,700
					USE VALUE:	1,051,700 / 1,051,700
					ASSESSED:	1,051,700 / 1,051,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAHMOUSH STEPHEN J & LAUREN M
Owner 2:	
Owner 3:	
Street 1:	31 GREELEY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAHMOUSH STEPHEN J -
Owner 2:	-
Street 1:	31 GREELEY CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1958, having primarily Wood Shingle Exterior and 2720 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7250.000	605,400		446,300	1,051,700
Total Card	0.166	605,400		446,300	1,051,700
Total Parcel	0.166	605,400		446,300	1,051,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.65 | /Parcel: 386.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65280

GIS Ref

GIS Ref

Insp Date 09/15/18

!8105!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	605,400	0	7,250.	446,300	1,051,700		Year end	12/23/2021
2021	101	FV	232,900	0	7,250.	446,300	679,200		Year End Roll	12/10/2020
2020	101	FV	232,900	0	7,250.	446,300	679,200	679,200	Year End Roll	12/18/2019
2019	101	FV	191,700	0	7,250.	452,600	644,300	644,300	Year End Roll	1/3/2019
2018	101	FV	190,900	0	7,250.	337,900	528,800	528,800	Year End Roll	12/20/2017
2017	101	FV	190,900	0	7,250.	306,000	496,900	496,900	Year End Roll	1/3/2017
2016	101	FV	190,900	0	7,250.	293,300	484,200	484,200	Year End	1/4/2016
2015	101	FV	190,000	0	7,250.	248,600	438,600	438,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:44:36

LAST REV

Date	Time
07/07/21	14:29:54
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8105

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAHMOUSH STEPHE	1547-112	1	8/1/2019	Convenience	100	No	No		
TAHMOUSH JANE E	1479-52		9/21/2015	Estate/Div	270,000	No	No		
	935-169		7/1/1980		70,000	No	No		Jane E Tahmoush dod 7/12/2014

USER DEFINED

Prior Id # 1:	65280
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2020	622	Addition	200,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2021	Permit Visit	DGM	D Mann
9/15/2018	Inspected	BS	Barbara S
8/8/2018	MEAS&NOTICE	CC	Chris C
3/30/2009	Meas/Inspect	189	PATRIOT
11/19/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
8/5/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7250		Sq. Ft.	Site		0	70.	0.88	5									446,250						446,300	

Total AC/HA:	0.16644	Total SF/SM:	7250	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 446,250	Spl Credit	Total: 446,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.98439491
Const Adj.:	0.99742496
Adj $ / SQ:	127.642
Other Features:	109454
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	743742
Depreciation:	138336
Depreciated Total:	605406

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	10	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

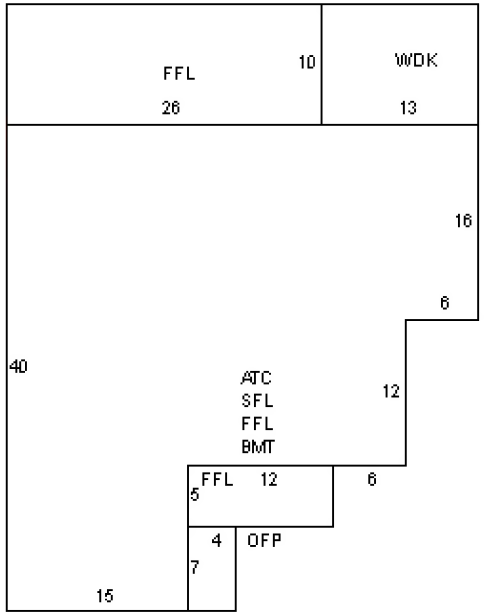
No Unit	RMS	BRS	FL
1	10	4	1
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.76
Special Features:	0	Val/Su Net:	134.59
Final Total:	605400	Val/Su SzAd	192.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,520	127.640	194,016
BMT	Basement	1,200	38.290	45,951
SFL	Second Floor	1,200	127.640	153,170
ATC	Attic	420	127.640	53,610
WDK	Deck	130	13.660	1,775
OFP	Open Porch	28	43.890	1,229

Net Sketched Area:	4,498			Total:	449,751
Size Ad	3140	Gross Area	5278	FinArea	2720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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